

**Cabin Branch Forest Association, Inc.**  
**Schedule of Common Elements & Reserve Analysis**

**REVISED** 9/1/2020

Reserve Report for Planning Year **2020**

#	Item Description	Original Cost	Proj Life in Years	Age @ Start FY 2020		Present Value	Adj. Replace Cost + 2% annual	Reserve Req'd per Year	Reserve Req'd in 2020
1	Entrance Landscaping, Signs, lights	\$ 4,500.00	15	12	2008	\$ 900.00	\$ 5,850.00	\$ 390.00	\$ 4,680.00
2	Gazebos	\$ 20,000.00	15	6	2014	\$ 12,000.00	\$ 26,000.00	\$ 1,733.33	\$ 10,400.00
3	Fencing	\$ 15,000.00	20	12	2008	\$ 6,000.00	\$ 21,000.00	\$ 1,050.00	\$ 12,600.00
4	Tot Lot	\$ 24,000.00	20	7	2013	\$ 15,600.00	\$ 33,600.00	\$ 1,680.00	\$ 11,760.00
5	Bike Paths	\$ 13,000.00	20	10	2010	\$ 6,500.00	\$ 18,200.00	\$ 910.00	\$ 9,100.00
	<b>Reserve Req'd per Scheduled</b>	\$ 70,000.00				\$ 41,000.00	\$ 104,650.00	\$ 5,763.33	\$ 48,540.00
	<b>Contingency for Exceptional Expense</b>								\$5,000.00
	<b>Total Reserves Req'd for 12/31/2020</b>								<b>\$ 53,540.00</b>